

Below is the Order of the Court.



**Christopher M. Alston**  
**U.S. Bankruptcy Judge**

(Dated as of Entered on Docket date above)

Honorable Christopher M. Alston  
April 24, 2020; 9:30 a.m.

IN THE UNITED STATES BANKRUPTCY COURT FOR THE  
WESTERN DISTRICT OF WASHINGTON AT SEATTLE

In re:	)	Chapter 7
	)	Bankruptcy No. 18-13383
JACK CARLTON CRAMER JR.,	)	
	)	ORDER OF SALE OF REAL PROPERTY
Debtor(s).	)	OF THE ESTATE FREE AND CLEAR OF
	)	LIENS AND ENCUMBRANCES

THIS MATTER having come regularly before the above-signed judge of the above-entitled court upon the trustee's motion to sell assets of the estate, it appearing that all interested parties have received notice, the debtor having objected, the court having reviewed the pleadings on file herein, and having heard argument of counsel, the court having made a ruling on the record which is incorporated herein by this reference pursuant to Fed. R. Civ. P. 52(c), made applicable to these proceedings pursuant to Fed. R. Bank. P. 7052, now, therefore, it is hereby

ORDERED that the trustee, Edmund J. Wood, is authorized to sell real property of the estate according to the terms of the purchase and sale agreement attached to Docket No. 94, and generally set forth below:

Street address of property to be sold:	15605 - 63 <sup>rd</sup> Avenue N.E. Kenmore, WA 98028
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**ORDER OF SALE OF REAL PROPERTY  
OF THE ESTATE FREE AND CLEAR OF  
LIENS AND ENCUMBRANCES**

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THE LIVESEY LAW FIRM  
600 Stewart Street, Suite 1908  
Seattle, WA 98101  
(206) 441-0826

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1	Legal description of	
2	property to be sold:	Lot 1, Blk 3, Inglewoods No. 2, King County, WA
3	Parcel No.:	3583300105
4	Sale price:	\$606,000.00
5	Terms of sale:	Cash at Closing
6	Purchaser:	Carlos Salazar and Autumn Salazar, and/or assigns
7	Purchaser's address:	6308 N.E. Arrowhead Drive
8		Kenmore, WA 98028
9	Costs of sale:	The estate will pay the real estate agent a commission
10		of 6% of the gross sales price or such lesser amount
11		as the agents shall agree to; and, the estate will pay
12		those costs of sale customarily paid by the Seller in
13		Western Washington. These costs would include, but
14		are not limited to, title insurance, real estate taxes due
15		through the date of sale and one-half of the escrow
16		costs. The seller will also contribute 1 percent of the
17		sale price to Purchasers' loan fees and closing costs.
18	Utility Liens	In many cases the existence of a utility lien and/or the
19		amount of the lien is unknown until closing or
20		thereafter. These liens usually, but not always, are
21		equal to the utilities bills incurred over several
22		months. The trustee will pay these liens from the
23		sale proceeds.
24	Encumbrances & approximate	
25	claim amounts:	(1) King County property taxes - \$24,000;
		(2) Financial Pacific Company deed of trust -
		\$50,000;
		(3) 21 <sup>st</sup> Mortgage Corporation deed of trust -
		\$700,000;
		(4) Residential Funding Company LLC lis
		pendens;
		(5) Norman Maas, P.S. Pension Fund deed of
		trust - \$8,000;
		(6) Internal Revenue Service federal tax lien -
		\$30,000;
		(7) Internal Revenue Service federal tax lien -
		\$14,000;
		(8) Internal Revenue Service federal tax lien -
		\$3,000;
		(9) Internal Revenue Service federal tax lien -
		\$6,000;
		(10) State of Washington judgment - \$6,000 (not
		recorded-against homestead property); and
		(11) 21 <sup>st</sup> Mortgage Corporation judgment -
		\$44,000.

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1           IT IS HEREBY FURTHER ORDERED that said sale will be free and clear of all liens and  
2 interests, except real and personal property taxes, said liens and interests to attach to the proceeds  
3 of the sale as though those proceeds were the property, said liens and interests to be satisfied from  
4 those proceeds. The trustee specifically reserves the right to contest each encumbrance or alleged  
5 encumbrance against the subject property. With the exception of the lien in favor of King County  
6 for unpaid taxes, which may be paid at closing, disbursement on the remaining encumbrances will  
7 be subject to further order of the court.

8           IT IS HEREBY FURTHER ORDERED that, as the purchaser is a good faith purchaser for  
9 value, the provisions of 11 U.S.C. § 363(m) are applicable to this sale.

10                               ///**END OF ORDER** ///

11           Presented By:

12           THE LIVESEY LAW FIRM

13  
14                       */S/ Rory C. Livesey*

15           \_\_\_\_\_  
16           Rory C. Livesey, WSBA #17601  
17           Attorney for Edmund J. Wood, Trustee

18           The Livesey Law Firm  
19           600 Stewart Street, Suite 1908  
20           Seattle, WA 98101  
21           (206) 441-0826

22           Approved as to Form; Notice of  
23           Presentation Waived by:

24           HENRY & DEGRAAFF, P.S.

25                       */S/ Christina L. Henry*

26           \_\_\_\_\_  
27           Christina L. Henry, WSBA #31273  
28           Attorneys for Debtor

29           Henry & DeGraaff, P.S.  
30           787 Maynard Avenue S.  
31           Seattle, WA 98104  
32           (206) 330-0595

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